



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

August 18, 2015

Patterson Grantor Trust, Janice P. Locke Trustee
25 Rocky Ledge Road
Merrimack, NH 03054

Re: 2 Lot Minor Subdivision, 22 Wellswood Road, Map 280, Lot 10

Dear Ms. Locke:

At their regular meeting held on Wednesday, August 12, 2015, the Planning Board approved your application for a minor two lot subdivision of Map 280, Lot 10, consisting of 4.07+/- acres in the Residential/Agriculture (RA) zoning district to create 1 new lot with 2.04 acres and one residual lot with 2.03+/- acres. This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Amend plan to reflect correct Tax Map and Lot numbers in accordance with the Assessing Department;
2. Upgrading that portion of R.O. Brown Road and Wellswood Road that crosses this two lot subdivision in accordance with private road maintenance Policy No. 2, and the recommendation of the Town Fire Chief and Town Road Agent;
3. Set the boundary pins prior to the Chair signing the plat.
4. That the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format.
5. Receipt of State of New Hampshire Subdivision approval.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,

Scott R. Bartlett
Chairman

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
Frank Yerkes